168.0	0002	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,600 / 663,600
					USE VALUE:	663,600 / 663,600
					ASSESSED:	663,600 / 663,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
210		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDALORO STEVEN E/LYNNE M
Owner 2:	
Owner 3:	
Street 1:	210 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VANN JOHN H & CATHERINE J -
Owner 2:	-
Street 1:	210 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1106 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6470.000	233,700		429,900	663,600
Total Card	0.149	233,700		429,900	663,600
Total Parcel	0.149	233,700		429,900	663,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 600.00 /Parcel: 600.00

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 111140

GIS Ref

GIS Ref

Insp Date 07/21/18

!12985!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,700	0	6,470.	429,900	663,600		Year end	12/23/2021
2021	101	FV	226,900	0	6,470.	429,900	656,800		Year End Roll	12/10/2020
2020	101	FV	227,000	0	6,470.	429,900	656,900	656,900	Year End Roll	12/18/2019
2019	101	FV	196,500	0	6,470.	429,900	626,400	626,400	Year End Roll	1/3/2019
2018	101	FV	196,200	0	6,470.	362,300	558,500	558,500	Year End Roll	12/20/2017
2017	101	FV	196,200	0	6,470.	331,600	527,800	527,800	Year End Roll	1/3/2017
2016	101	FV	196,200	0	6,470.	282,500	478,700	478,700	Year End	1/4/2016
2015	101	FV	191,400	0	6,470.	245,600	437,000	437,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:55:48

LAST REV

Date	Time
03/27/19	10:25:20
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12985

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANN JOHN H & C	33165-173		6/18/2001		359,500	No	No		
	11606-90		11/18/1968			No	No		N

USER DEFINED

Prior Id # 1:	111140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2018	1727	Re-Roof	6,610	C				
5/25/2006	409	Re-Roof	4,000					
7/29/2004	667	Redo Bat	10,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	163	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
11/17/2001	MLS	MM	Mary M
12/20/1999	Meas/Inspect	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6470		Sq. Ft.	Site		0	70.	0.95	7									429,870						429,900	

Total AC/HA:	0.14853	Total SF/SM:	6470	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 429,870	Spl Credit	Total: 429,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	171.139
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287119
Depreciation:	53404
Depreciated Total:	233715

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

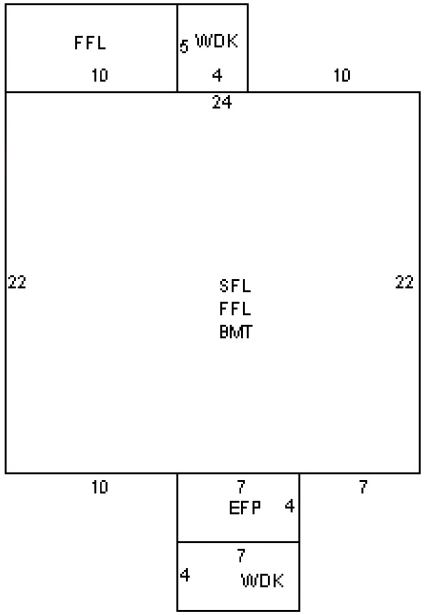
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.14
Special Features:	0	Val/Su Net:	136.67
Final Total:	233700	Val/Su SzAd	211.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	578	171.140	98,918
BMT	Basement	528	51.340	27,108
SFL	Second Floor	528	171.140	90,361
WDK	Deck	48	15.600	749
EFP	Enclos Porch	28	70.800	1,982

Net Sketched Area:	1,710			Total:	219,118
Size Ad	1106	Gross Area	1710	FinArea	1106

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc